179.0	0003	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	706,000	/	706,000
USE VALUE:	706,000	/	706,000
ASSESSED:	706,000	/	706,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LUBLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY KATHLEEN M
Owner 2:	
Owner 3:	
Street 1:	8 LUBLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLARK LAWRENCE--ETAL -
Owner 2:	CLARK ELIZABETH A -
Street 1:	8 LUBLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Brick Veneer Exterior and 1603 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7707.000	250,200		455,800	706,000
Total Card	0.177	250,200		455,800	706,000
Total Parcel	0.177	250,200		455,800	706,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.37 | /Parcel: 440.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 121442

GIS Ref

GIS Ref

Insp Date 09/08/18

!14072!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,200	0	7,707.	455,800	706,000		Year end	12/23/2021
2021	101	FV	241,600	0	7,707.	455,800	697,400		Year End Roll	12/10/2020
2020	101	FV	241,500	0	7,707.	455,800	697,300	697,300	Year End Roll	12/18/2019
2019	101	FV	210,800	0	7,707.	449,300	660,100	660,100	Year End Roll	1/3/2019
2018	101	FV	210,800	0	7,707.	345,100	555,900	555,900	Year End Roll	12/20/2017
2017	101	FV	210,800	0	7,707.	325,600	536,400	536,400	Year End Roll	1/3/2017
2016	101	FV	210,800	0	7,707.	299,600	510,400	510,400	Year End	1/4/2016
2015	101	FV	209,800	0	7,707.	280,000	489,800	489,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:17:20

LAST REV

Date	Time
11/29/18	16:24:54
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK LAWRENCE-	60537-131		11/20/2012	Convenience		No	No		Affidavit also see Mortgage 61559:146
	11099-95		4/20/1966		99	No	No		Lawrence Clark dod 11/13/2004

USER DEFINED

Prior Id # 1:	121442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2013	710		174,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	PH	Patrick H
4/9/2014	Measured	PC	PHIL C
7/11/2013	Measured	JBS	JOHN S
6/7/2013	Info Fm Prmt	EMK	Ellen K
1/14/2009	Measured	345	PATRIOT
11/30/1999	Meas/Inspect	267	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7707		Sq. Ft.	Site		0	70.	0.84	6									455,847						455,800	

Total AC/HA:	0.17693	Total SF/SM:	7707	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,847	Spl Credit		Total:	455,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:		2.0	%
Override:			%
	Total:	20.23	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01969993
Adj $ / SQ:	137.659
Other Features:	91563
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313667
Depreciation:	63455
Depreciated Total:	250212

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

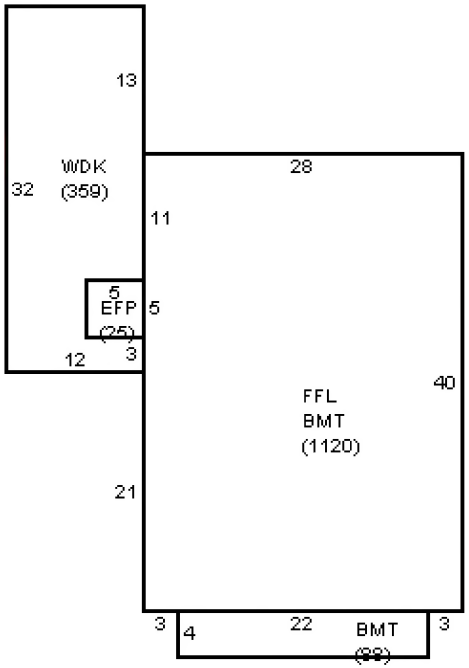
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	137.66
Special Features:	0	Val/Su Net:	92.26
Final Total:	250200	Val/Su SzAd	223.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,208	52.040	62,859
FFL	First Floor	1,120	137.660	154,179
WDK	Deck	359	8.960	3,216
EFP	Enclos Porch	25	74.030	1,851

Net Sketched Area: 2,712 | Total: 222,105

Size Ad 1120 | Gross Area 2712 | FinArea 1603

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: